

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 20 May 2010 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

R Croasdale	J S Sutcliffe
R J Elms	D Taylor
T Hill	R Thompson
C Punchard	J White
J Rogerson	

In attendance: Director of Development Services, Building and Development Control Manager and Legal Services Manager.

Also in attendance: Councillors S Hore, M Ranson, M Robinson, I Sayers and N Walsh.

### 32 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors D Berryman, M Fielding, B Hilton and M Thomas.

### 33 MINUTES

The minutes of the meeting held on 15 April 2010 were approved as a correct record and signed by the Chairman.

### 34 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning application 3/2010/0194/P regarding New Barn, Holden Lane, Slaidburn and Councillor S Sutcliffe declared an interest in application 3/2010/0241/P in respect of Clitheroe Royal Grammar School.

### 35 PUBLIC PARTICIPATION

There was no public participation.

### 36 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

A report on planning enforcement had been referred to this Committee from the Overview and Scrutiny Committee. The report highlighted the powers available to local authorities to prevent unauthorised activity under Part 7 of the Town and Country Planning Act 1990. Councillor Sayers was given permission to speak on this item and made specific reference to one of the recommendations in the report which suggested that a guide be published and made available on planning enforcement and development control procedures and complaints. Councillor Ranson was also given permission to speak on this item and

remarked that when conditions are added to planning applications, these should be done having given consideration to the enforcement of them. The Planning and Development Committee complimented the Overview and Scrutiny Working Group on the thoroughness of the report presented.

RESOLVED: That a further report from the Director of Development Services be submitted to this Committee on the findings of the Overview and Scrutiny Working Group.

37 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0116/P (GRID REF: SD 378581 449335)  
PROPOSED EXTENSION TO GARAGE AT GLEBE HOUSE, GISBURN ROAD,  
BOLTON-BY-BOWLAND

The Building and Development Control Manager reported that the Parish Council had rescinded their objection and now had no objections to the proposal and that there was another letter of objection received.

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed on drawing 3995-2A Proposed Plan and Elevation.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3. The proposed workshop shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

(Mrs Whittaker spoke in favour of the above application. Mr Gill spoke against the above application).

2. APPLICATION NO: 3/2010/0120/P (GRID REF: SD 373317 436047)  
PROPOSED CREATION OF A FIRST FLOOR FLAT ABOVE THE EXISTING SHOP TO INCLUDE PROVISION OF A NEW ROOF STRUCTURE, NEW SHOP FRONT AND NEW WINDOWS AND DOORS IN THE SOUTH AND NORTH ELEVATIONS AT COUNTRY FURNITURE, 21-23 KING STREET, WHALLEY

The Building and Development Control Manager reported another objection letter.

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on the amended plan (Drawing No 3980-02C) received on 23 April 2010.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The two proposed first floor level windows in the south elevation and one proposed first floor window in the north elevation shall all be obscure glazed to the satisfaction of the Local Planning Authority and shall remain in that manner in perpetuity.

REASON: In the interests of the privacy of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The 1.8m high vertical boarded timber fence shown on the approved plans shall be erected to the satisfaction of the Local Planning Authority prior to the first occupation of the residential flat hereby permitted and, thereafter, shall be retained and appropriately maintained in perpetuity.

REASON: In the interests of the privacy of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. APPLICATION NO: 3/2010/0132/P (GRID REF: SD 361043 436560)  
PROPOSED VARIATION OF CONDITION NO 6 OF PLANNING CONSENT 3/2007/0060/P SO THAT IT READS 'THE CHALETS SHALL BE USED FOR THE PURPOSE OF HOLIDAY ACCOMMODATION ONLY AND NOT AS A PERMANENT RESIDENCE' AT LOWER MOSS FARM, LOWER LANE, LONGRIDGE

GRANTED subject to the following condition(s):

1. Notwithstanding the submitted details, the period of occupancy of the 21 chalets on the red edged approved plan shall be as follows:
  - i) the chalets shall be occupied for holiday purposes only.
  - ii) the chalets shall not be occupied as a persons sole or main place of residence.
  - iii) the owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person.

4. APPLICATION NO:3/2010/0149/P (GRID REF: SD 360038 437184)  
PROPOSED ERECTION OF DETACHED BUNGALOW AT LAND OFF  
BLACKPOOL ROAD, LONGRIDGE

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on Drawing No's TRI-0518/01, 02, 03, 04 and 05.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The retained and extended garage and store shall be for private domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the first occupation of the dwelling hereby permitted, that part of Blackpool Road within the defined application site shall be given a tarmac surface in accordance with precise specifications that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with the terms of the application, and in the interests of highway safety as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

6. At the southern end of the improved section of Blackpool Road, but still within the defined application site, a traffic calming measure shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. This shall be formed prior to the first occupation of the dwelling hereby permitted and thereafter shall be retained and appropriately maintained permanently.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. APPLICATION NO: 3/2010/0160/P (GRID REF: SD 368224 432958)  
MAXIMUM OF 10 FIXED HOARDINGS AND MAXIMUM OF 10 FREE  
STANDING HOARDINGS (THE LATTER TO BE IN PLACE ONLY ON MATCH  
DAYS) AT SALESBURY CRICKET CLUB, SALESBURY

GRANTED subject to the following condition(s):

1. This permission shall relate to drawing no. RH/320100160/01 which relates to the location of the fixed hoardings and drawing no. RH/320100160/02 relating to the location of the free standing hoardings.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

2. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Any structure or hoarding erected or used principally for the purpose of displaying Advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 2007.

6. APPLICATION NO: 3/2010/0178/P (GRID REF: SD 373816440686)  
PROPOSED CHANGE OF USE FOR TWO UNITS AT PRIMROSE MILL FROM  
INDUSTRIAL TO LEISURE USE AT PRIMROSE MILL, PRIMROSE ROAD,  
CLITHEROE

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.  
REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as detailed on drawings RA028-02 plans and elevations as proposed, and RA028-03 site plan indicating proposed car parking.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0600 to 2200 hours Monday to Friday and 0800 to 1800 hours Saturday, Sunday and Bank Holidays.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

4. The development hereby permitted shall be used for a fitness centre and for no other purpose, including any use falling within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

REASON: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to commencement of use of the premises the parking spaces shall be marked out in accordance with the layout as shown on drawing RA028-03 and made available for use. They shall thereafter be retained in perpetuity for their approved purpose with overspill provision provided in accordance with the details outlined in the Design and Access Statement submitted in support of the application.

REASON: In order to allow for effective use of the parking areas in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Within four months of commencement of use the applicant shall enter into a Section 278 Agreement with Lancashire County Council in order to secure the carrying out of appropriate pedestrian improvement works.

REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Cross spoke in favour of the above application).

7. APPLICATION NO: 3/2010/0186/P (GRID REF: SD 374519 441453)  
ERECTION OF DOUBLE STOREY EXTENSION TO REAR AT 12 CARLTON PLACE, CLITHEROE

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to drawing number 017/02/10/012.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Notwithstanding the details shown on drawing No 017/02/10/012 precise details of the first window including the opening mechanism and degree of opening and obscure glaze detail shall be submitted to and agreed by the Local Planning Authority before commencement of works. The window on the first floor rear elevation of the two-storey extension shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the side elevation of the single storey extension and the two side elevations of the two-storey extension at first floor level shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.



NOTE

1. The applicant is advised that in order to comply with building regulation consent, it may be necessary to include additional internal fire doors.

(Councillor Rogerson declared an interest in the next item and left the meeting)

8. APPLICATION NO: 3/2010/0194/P (GRID REF: SD 375714 452239)  
PROPOSED CONVERSION AND CHANGE OF USE OF A REDUNDANT AGRICULTURAL BUILDING INTO A LIVE/WORK UNIT TO PROVIDE A THREE BEDROOM DWELLING AND CAFÉ AND BUNK BARN ACCOMMODATION (RESUBMISSION) AT NEW BARN, HOLDEN LANE, SLAIDBURN

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of two years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on Drawing No's IHQ03, 04 and 05.

REASON: for the avoidance of doubt and to ensure compliance with the submitted plans.

3. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

4. Prior to the commencement of development a schedule of works including a sequence of operations for the scheme of conversion shall be submitted to and approved in writing by the Local Planning Authority. This schedule shall include precise details of any sections of wall that are to be rebuilt and this shall not be in excess of approximately 30% of the total wall area of the existing building.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, and the manner in which it is to be carried out.

5. Prior to the commencement of development an inspection regime to operate during the construction process should be agreed in writing with the Local Planning Authority.

REASON: In order to ensure the continued structural integrity of the building to meet the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

6. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

7. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

8. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) the building shall not be altered by the insertion of any windows of any window or doorway unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Classes E and F of the Schedule to the Order shall not be carried out unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

12. At any time, a maximum of 40% of the floor space of the converted building shall be used for residential purposes.

REASON: To comply with the terms of the application requirements of national guidance relating to PPS7.

13. The occupation of the residential element of the conversion scheme shall be restricted to a person directly involved with the employment use being operated from the site and any dependants of such a person residing with him or her.

REASON: In the interests of sustainable development and to comply with national guidance relating to PPS7.

14. Both elements of the employment use must be commenced not later than one month after the first occupation of the residential accommodation and the applicant shall inform the Local Planning Authority upon commencement of the employment use.

REASON: To comply with the terms of the application and the requirements of national guidance relating to PPS7.

15. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The scheme shall also seek to contribute to UK and Lancashire Biodiversity Action Plan (BAP) targets.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

16. No work shall take place on the site until the applicant, or their agent or successors in title, has secured the making of a detailed record of the building. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan.

17. Prior to the commencement of works on the formation of the car park hereby permitted, precise details of its surface materials (which shall be visually unobtrusive through the use of eg grasscrete) shall be submitted to and approved in writing by the Local Planning Authority. Details shall also be included of some form of physical barrier (eg wall or fence) on the boundaries of the parking area in order to prevent the use of the surrounding grassed area for overflow parking.

REASON: In the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

18. Prior to the first use of the building for any of the authorised purposes, the parking spaces for cars, motorbikes and cycles, and the physical barrier on the boundaries of the parking area, shall be provided to the satisfaction of the Local Planning Authority in accordance with the submitted plans and the additional details provided in accordance with condition No 17 of this permission. Thereafter, the parking spaces shall be retained permanently available clear of any obstruction to their designated purpose, and the physical barrier shall be retained in perpetuity.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

19. Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in strict accordance with the recommendations of the bat survey and report dated 4 March 2008 that was submitted with planning application number 3/2008/0471/P.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

NOTE(S):

1. With regards to condition number 15, the applicant is advised to discuss ecology/biodiversity issues with the Lancashire County Council Ecologist, Sarah Manchester, on 01772 534150.
2. With regards to condition number 19, the applicant is advised that, due to the passage of time since the survey was carried out, a further survey is advisable prior to the commencement of conversion works.

(Mr Gibb spoke in favour of the above application. Mrs Douglas spoke against the above application).

(Councillor Rogerson returned to the meeting)

9. APPLICATION NO: 3/2010/0201/P (GRID REF: SD 373955 441495)  
USE OF PREMISES AS PRIVATE HIRE BOOKING OFFICE UNIT 2, PARK GATE WORKS, ESHTON TERRACE, CLITHEROE

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be used as a taxi/private hire booking office only and shall not be open to members of the public.

REASON: The permission granted is for a specific use, and it is considered that other similar uses may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The premises shall not be used as a taxi stand or a between journeys operational base for drivers employed in the business and shall not be used by any other private hire/taxi drivers or operators.

REASON: In the interests of the amenity of the area and to safeguard neighbouring residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Ahmed spoke in favour of the above application. Councillor Robinson was given permission to speak on the above application).

(Councillor Sutcliffe declared an interest in the next item and left the meeting)

10. APPLICATION NO: 3/2010/0241/P (GRID REF: SD 375164 442615)  
PROPOSED ALL WEATHER PITCH AND ASSOCIATED FENCING AT  
CLITHEROE ROYAL GRAMMAR SCHOOL, CHATBURN ROAD, CLITHEROE

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to drawing numbers A-05-111E and drawing number PSD/CRG/101 submitted with this application.

REASON: For the avoidance of doubt.

3. Prior to the commence of any site works a tree protection monitoring procedure including a timescale for implementation of all protection measures, site visits and remedial tree works shall be agreed in writing with the Local Planning Authority.

Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Impact Assessment (March 2010) shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. All trees identified shall be afforded a protection area of 12 x the DBH, all protection measures shall remain in place until all building works has been completed and all excess materials have been removed from site including all soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection areas. Details of the temporary construction vehicle/plant access track shall be submitted and agreed in writing the details shall include method of construction, materials and ground reinstatement works.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Any ground compaction as a result of construction work that may lead to an aerobic conditions developing close to identified root protection areas shall be treated using a Terravent Soil Decompactor followed by Mycorrhizael application.

REASON: In order to ensure that any trees affected by development considered to be of visual amenity area afforded maximum physical protection from the adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan.

4. Prior to commence of development precise details of a drainage system associated with the proposed all weather pitch shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of safeguarding adjacent residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

(Mrs Pearson spoke against the above application)

(Councillor Sutcliffe returned to the meeting)

11. APPLICATION NO: 3/2010/0270/P (GRID REF: SD 363151 434716)  
PROPOSED ROOF OVER THE EXISTING SILAGE CLAMP AT HOTHERSALL HALL FARM, HOTHERSALL LANE, RIBCHESTER, LANCASHIRE

DEFERRED to enable consideration of revised accurate plans.

(Mr Hoerty spoke in favour of the above application. Mr Watson spoke against the application).

12. APPLICATION NO: 3/2009/0399/P (GRID REF: SD 3621044327)  
PROPOSED ERECTION OF 11 UNITS, 5 AFFORDABLE UNITS AND 6 MARKET HOUSING UNITS (4 X THREE BED AND 2 X TWO BED) INCLUDING 4 FOUR BEDROOM HOUSES, 3 TWO BEDROOM FLATS AND 4 ONE BED FLATS AND PARKING AT LAND OFF KIRKLANDS, CHIPPING

That Committee be MINDED TO APPROVE the application subject to the following conditions and expiration of statutory consultation period and therefore DEFER AND DELEGATE to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement in relation to affordable housing.

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuant to Section 91 of the Town and County Planning Act 1990.

2. Prior to commencement of development, amended plans detailing revised footways and parking bays and manoeuvring spaces shall be submitted to and approved in writing by the Local Planning Authority.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

(Mr Smith spoke in favour of the above application. Councillor Hore was given permission to speak on the above application).



13. APPLICATION NO: 3/2010/0078/P (GRID REF: SD 372799 435722)  
OUTLINE APPLICATION FOR THE DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND THE REDEVELOPMENT OF THE CLEARED SITE AND ADJOINING LAND FOR RESIDENTIAL DEVELOPMENT INVOLVING THE ERECTION OF 17 NO DWELLINGS TOGETHER WITH GARAGES AND GARDENS (RESUBMISSION) AT OLD MANCHESTER OFFICES, WHALLEY NEW ROAD, BILLINGTON

That Committee be minded to grant outline permission subject to the following conditions and therefore DEFER AND DELEGATE to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement to deal with the requested financial contributions and to ensure the delivery of an appropriate number of affordable housing units both in the first instance and in the future.

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This outline planning permission shall be read in conjunction with the Section 106 Agreement dated .... which relates to delivery of affordable housing and any financial contributions.

REASON: For the avoidance of doubt as the permission is subject to an Agreement.

3. This outline permission shall relate to the proposal as shown on the amended plan (drawing No. WIL/256/1083/01/A) received by the Local Planning Authority on 6 May 2010.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plan.

4. Prior to the commencement of development, a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and shall be retained thereafter.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the increased risk of flooding and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of the development hereby approved in outline, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of this site shall each be submitted to and approved in writing by the Local Planning Authority:
  - (1) A preliminary risk assessment which has identified:
    - all previous uses;
    - potential contaminants associated with those uses;
    - a conceptual model of the site indicating sources, pathways and receptors;
    - potentially unacceptable risks arising from contamination at the site;
  - (2) A site investigation scheme based on (1) to provide information for a detailed assessment of the risks to all receptors that may be affected, including those off site.
  - (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation methods required and how they are to be undertaken.
  - (4) A verification plan providing details of the data that will be collected in order to demonstrate that the work set out in (3) are completed and identifying any requirements for longer term monitoring of pollutants linkages, maintenance and arrangements for contingency action.

REASON: To ensure that the development does not pose a risk of pollution to controlled waters and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. The development hereby permitted in outline shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. No site works, including any demolition works of buildings or boundary walls, shall be commenced until a further protected species/ecological survey has been carried out during the optimum time of May to September. The updated survey shall be submitted to the Local Planning Authority for approval in writing prior to any works commencing on site. If roosting bats are detected or suspected a further survey and mitigation methods will be required for submission to and approval in writing by the Local Planning Authority prior to the demolition of any buildings or boundary walls on site, with the works to be carried out in strict accordance with any mitigation methods identified.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat affected by the Wildlife and Countryside Act 1981 are destroyed; and due to the passage of time since the original survey was carried out in November 2008.

NOTE(S):

1. Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and we advocate their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach.

Further information on SUDS can be found in the following documents:

- Planning Policy Statement 25: Development & Flood Risk (DCLG);
- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA);
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group).

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS, and is available on both the Environment Agency's website ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)) and CIRIA's website ([www.ciria.org.uk](http://www.ciria.org.uk)).

We also recommend that the developer considers the following, as part of the scheme:-

- Water management in the development, including, dealing with grey waters;

- Use of sustainable forms of construction including recycling of materials;
- Energy efficient buildings.

14. APPLICATION NO: 3/2010/0157/P (GRID REF: SD 370624 435190)  
 PROPOSED RELAXATION OF A SECTION 106 AGREEMENT TO ALLOW THE INDOOR AND OUTDOOR RIDING ARENAS TO BE USED FOR COMPETITIVE EVENTS, GYMKHANAS OR OTHER SUCH EVENTS AT LAND ADJACENT NORTHCOTE MANOR, NORTHCOTE ROAD, LANGHO

The Building and Development Control Manager reported another objection.

REFUSED for the following reason

1. On the basis of the submitted plan insufficient evidence has been put forward to fully assess the proposal and the scheme would be likely to result in over intensification of the site due to the additional activities resulting from the competitive events. As such it would lead to conditions to the detriment of general amenity arising from congestion on the highway network and noise which would be contrary to Policy G1 of the Districtwide Local Plan.

(Mr Cassidy spoke in favour of the above application. Mr Tunstall spoke against the above application. Councillor Ranson was given permission to speak on the above application).

15. APPLICATION NO: 3/2010/0185/P (GRID REF: SD 370971 452030)  
 NEW PUMPING STATION IN CONNECTION WITH NEW POTABLE WATER SUPPLY TO SLAIDBURN VILLAGE AND OUTLYING PROPERTIES AT CHURCH STREET, SLAIDBURN, CLITHEROE, LANCASHIRE

The Building and Development Control Manager reported that the Parish Council had no objections, Lancashire County Council had no objections and English Heritage had no objections.

That Committee be minded to approve the application subject to the following conditions and defer and delegate to the Director of Development Services subject to no other material issues arising by the end of the consultation period.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing No's P214/80018882/00/97/1001 Issue B, P214/80018882/00/97/1002 Issue B and P214/80018882/00/97/1003 Issue C.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plans received on the 28 April 2010.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

4. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

5. The building hereby approved, shall be faced in locally sourced, re-claimed natural stone and roofed in re-claimed natural slate unless alternative materials have first been agreed in writing with the Local Planning Authority. Prior to the commencement of the development hereby permitted, details of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: In accordance with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of external appearance, given the location of the site within the Slaidburn Conservation Area and within the Forest of Bowland Area of Outstanding Natural Beauty.

6. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

8. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 6m into the site shall be appropriately paved in tarmacadam, concrete, block paviers, or other approved materials.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

16. APPLICATION NO: 3/2010/0236/P (GRID REF: SD 374093 440847)  
PROPOSED ERECTION OF CHILDREN'S DAY NURSERY, CAR PARKING AREA AND NEW ACCESS AND ASSOCIATED ENGINEERING WORKS AT FORMER BARKER'S GARDEN CENTRE, WHALLEY ROAD, CLITHEREOE

That the application is DEFERRED AND DELEGATED subject to details of the additional arboricultural report being to the satisfaction of the Local Planning Authority and the following conditions

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture, and details of all fencing and gateway, shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.  
The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Prior to commencement of use the parking and parking details shown on Plan ref: TRI-0540 site layout shall be implemented to the satisfaction of the Local Planning Authority and thereafter retained in perpetuity.

REASON: In the interests of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

5. Prior to commencement of the development, precise details of the gated access and its method of operation shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to comply with Policy G1 of the Districtwide Local Plan.

6. This permission shall relate to Plan ref: TRI-0540-0 Elevations, TRI-0540-0 Site layout and cross section plan, TRI-0540-0 Sheet 1, 2 and 3.

REASON: For the avoidance of doubt.

7. Prior to commencement of development an additional tree report shall be submitted to the Local Planning Authority and shall include detailed tree protection measures and ground remedial works in the form of terraventing, reinstatement of natural ground levels and the application of Mycorrhizael compound.

REASON: In the interest of visual amenity and the protection of trees which are seen as an important landscape feature and to comply with Policy G1 of the Districtwide Local Plan.

(Councillor Ranson was given permission to speak on the above application).

17. APPLICATION NO: 3/2010/0333/P (GRID REF: SD 367679 434018)  
 PROPOSED REAR AND SIDE EXTENSIONS, PORCH, ROOF LIFT,  
 DETACHED GARAGE AND ALTERATIONS (RE-SUBMISSION) AT  
 RIBBLESDALE COTTAGE, COPSTER GREEN

The Building and Development Control Manager reported four additional letters of objection. The Parish Council objected.

That Committee DEFER AND DELEGATE to the Director of Development Services to determine the application following the expiry of the statutory consultation period on the basis that no new material planning issues are raised regarding this application and dependant on confirmation of the extent to which the proposed works could be carried out in reliance on permitted development rights. If granted the following conditions would apply.

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the proposal as shown on drawing numbers CS/10/0333/1 and CS/10/0333/2.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

(Ms Aaron spoke against the above application).

38 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2009/0812/P	Discharge of condition 12 relating to the vehicular trip monitoring of planning consent 3/2006/0583	British Aerospace Samlesbury
3/2009/0926/P	Creation of a small light manufacturing unit and associated storage area for timber screen business located on what was agricultural land	Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2009/1033/P	Side conservatory resubmission	40a Knowsley Road Wilpshire
3/2010/0063/P	Proposed conversion of White Lion Farm Barn to form a single dwelling, and the erection of a detached double garage to serve	White Lion Farm Ribchester Road Hothersall
3/2010/0070/P	Demolition of agricultural buildings. Construction of 2 no. holiday cottages and construction of new access and turning space	Halsteads Farm Rimington Lane Rimington



<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0080/P	Proposed two-storey side extension	14 Green Drive Clitheroe
3/2010/0086/P	Proposed conversion of an attached barn	Lower Paradise Farmhouse Horton-in-Craven
3/2010/0087/P (LBC)	Attachment of heritage 'blue plaques' to exterior of building	The Brabin's Shop Talbot Street, Chipping
3/2010/0089/P	Demolition of the existing conservatory and utility/WC in order to build a new single storey rear extension in order to accommodate dining/kitchen and lounge areas. Internally changes to reduce the garage to create WC/utility rooms	29 Moorland Crescent Clitheroe
3/2010/0104/P	Demolition of existing attached garage and erection of new garage on existing footprint with new dormer roof extension at first floor level; new pitched roof to existing flat roofed single storey extension to the rear	53 Coniston Close Longridge
3/2010/0106/P	Proposed demolition of existing rear outrigger and construction of a single storey rear and side extension. Demolition of existing detached garage/store and construction of replacement garage/garden room. New boundary fence, gate and associated external works	9 Hawthorne Place Clitheroe
3/2010/0112/P	Change of use of Unit 1 from A1 to A2	Unit 1, Calder Avenue Longridge
3/2010/0122/P	Demolition of two-storey and single storey rear extensions, conservatory, bedroom annex and porch area. Proposed new two-storey extension to create dining, kitchen, ancillary, bedrooms, bathrooms and en-suites at the rear of the two properties with a shared party wall (under single ownership)	3 & 4 The Green Osbaldeston Lane Osbaldeston
3/2010/0127/P	Proposed wind turbine on a free standing 15m mast on the grounds	Dutton Doghouse Moor Game Hall Farm Old Clitheroe Road Dutton

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0131/P	Partial careful demolition of bulge in gable wall of barn and rebuilding in stone from demolition (using a mix of 1-part NHL 3.5: 3-part sand) at Barn	Talbot Arms Talbot Street Chipping
3/2010/0133/P	Garage conversion and glazed link extension (single storey)	White Carr Lodge Barn Dilworth Bottom Ribchester
3/2010/0138/P	Rear single storey infill extension	16 Clitheroe Road Whalley
3/2010/0139/P	Proposed construction of front entrance canopy, alterations to create games room and bedroom over garage and utility room, erection of single storey side garden room extension, formation of dormer roof window on rear roof pitch, installation of roof lights and associated external works (Re-submission of approved scheme 3/2007/1162/P with design amendments)	Witton Lodge School Lane Simonstone
3/2010/0141/P (LBC)	Amendment/addition work in respect of planning application 3/2009/0789/P and 3/2009/0587/P. To re-roof the rear elevation and replace existing concrete tiles with blue slate to match the front elevation	Dinckling Green Farmhouse Little Bowland Road Whitewell
3/2020/0144/P	Application for a non-material amendment relating to planning consent 3/2009/0988/P – internal layout amended, size of garage altered, alterations to windows and doors to rear elevation and rear dormer with reduction and alterations to number of rooflights to front roofslope	Twin Oaks Whins Lane Simonstone
3/2010/0146/P	Replace existing plastic conservatory with stone walls and slate roof construction	The Coach House Clitheroe Road West Bradford
3/2010/0147/P	Proposed outdoor play areas and landscaping comprising a traverse wall, musical instruments, planters and willow tunnel	Whalley C of E School Church Lane Whalley
3/2010/0148/P	Proposed 3 no. fascia signs and 1 no. totem sign	Somerfield Stores Inglewhite Road Longridge

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0153/P	Demolish existing garage and build single storey side/rear extension	15 Abbey Fields Whalley
3/2010/0158/P	Proposed erection of a single storey rear extension and internal alterations	18 Dilworth Lane Longridge
3/2010/0161/P	Proposed hobby shed approx. 10m x 7m x 3.6m to apex	Walton Fold Cottage Walton Fold, Longridge
3/2010/0170/P	Proposed sun room and utility room to rear	12 Whins Avenue Sabden
3/2010/0173/P	Proposed single storey rear extension	13 The Crescent Whalley
3/2010/0175/P	Conversion of a 3-bedroom bungalow to a 4-bedroom two storey house	Moorside Old Row Whalley Road, Barrow
3/2010/0177/P	Construction of 2no. canopies, one to front of the nursery building and one to the rear. Rear canopy to include steel roller shutter to create a secure space	Alston Lane RC School Preston Road Alston
3/2010/0181/P	Change of use from B1 to A2 for alternative/complimentary therapies (i.e. psychotherapy, counselling, hypnotherapy, crystal therapy, reiki, relaxation techniques etc.)	3 Castlegate Clitheroe
3/2010/0182/P	Resubmission of application 3/2009/1016 for proposed two storey/single storey extension to the rear for extended family accommodation	13 Standen Road Clitheroe
3/2010/0191/P	Application for non-material amendment to planning consent 3/2007/0880/P to change siting of garage at barn no 3 (house B)	Barn No 3, (House B) Higher Standen Hey Farm Pendleton
3/2010/0193/P	Application for a non-material amendment to planning consent 3/2009/0428/P – alterations to rear elevation for structural purposes, materials not to be altered	The Cottage Newton-in-Bowland Clitheroe
3/2010/0197/P	Proposed two storey extension to side of dwelling	Painter Wood Farm Painter Wood Billington
3/2010/0198/P	Toilet block attached to existing portakabin	Unit S417 Samlesbury Aerodrome Balderstone
3/2010/0200/P	Install solar panels on the dormer flat roof to the rear	17 Fairfield Drive Clitheroe

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0209/P	Installation of solar PV panels at rear of school on two roof aspects, facing SE and SW	Brabins Endowed Primary School Longridge Road Chipping
3/2010/0211/P	Application for a non material amendment to planning consent 3/08/0549 – removal of roll over car wash and move four jet wash bays to rear boundary in order to provide appropriate washing facilities	Primrose Garage Whalley Road Clitheroe
3/2010/0213/P	Provision of new timber garden shed (re-submission of 3/2009/0610/P)	Foxfield, Alston Lane Longridge
3/2010/0215/P	Erection of free standing canopy	St James CE Primary School Greenacre Street Clitheroe
3/2010/0218/P	Application for discharge of condition no. 2 (relating to landscaping) of planning consent 3/2009/0776/P	Causeway Farm Sawley Road Grindleton
3/2010/0220/P	Single storey side extension and balcony	Park Hill Clitheroe
3/2010/0222/P	Proposed demolition of existing lean-to extension and construction of replacement single storey extension	9 Milton Avenue Clitheroe
3/2010/0226/P	Removal of condition no. 9 of planning consent 3/2009/1013/P to allow hours of operation 24 hours a day, 7 days a week	Salthill Industrial Estate Lincoln Way, Clitheroe
3/2010/0228/P	Installation of a cycle shelter	Clitheroe Royal Grammar School York Street Clitheroe
3/2010/0232/P	Re-cladding of existing self site building in olive green cladding	Johnston Matthey Catalysts West Bradford Road Clitheroe
3/2010/0235/P	Proposed first floor side extension above existing garage and single storey rear extension	109 Ribchester Road Salesbury
3/2010/0242/P & 3/2010/0243/P (LBC)	First floor extension to form bedrooms	The Spread Eagle Hotel Sawley
3/2010/0272/P	Discharge of condition no 4 in relation to materials	former Village Hall site Kirklands, Chipping

## APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2010/0067/P	Replacement of existing timber framed windows with PVC double glazed windows. Design and appearance of windows will be similar to existing	Stork Cottage Pendleton	The proposal would be unduly harmful to the character and significance of the listed building because the UPVC window frames would have a distinctly modern, reflective and featureless appearance which would be conspicuous and incongruous.
3/2010/0068/P	Proposed two-storey side extension, single storey rear extension and detached garage	56 Redwood Drive Longridge	G1, H10, and SPG "Extensions and Alterations to Dwellings" – Loss of open space to the detriment of the visual amenity of the area.
3/2010/0124/P	Demolition of the existing dwelling and replace with a new four bedroomed two storey dwelling	The Chalet Lower Newhouse Farm Cross Lane Waddington	G1, ENV1, H12, H14 – overlarge dwelling and excessive curtilage to the detriment of the visual amenities of the Area of Outstanding Natural Beauty.
3/2010/0156/P	Proposed erection of stable, covered open muck store and formation of collecting yard	Lowergate Barn Twiston Lane Twiston	Policies G1, G5 and ENV1 – Given the location of the scheme, the proposed development would be an incongruous feature to the detriment of visual amenity thereby prejudicing the aims and enhancement of the A.O.N.B.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2010/0166/P	Two storey side extension to provide a granny flat	50 Branch Road Mellor Brook	G1, H10, SPG – Extensions and alterations to dwelling, scale, design and massing, resulting in a terracing effect to the visual detriment of the street scene.
3/2010/0167/P	Replace 2 No circular first floor front window, existing timber cream colour with transom rail 1/3 <sup>rd</sup> / 2/3 <sup>rd</sup> opening bottom 2/3 <sup>rd</sup> , with pvcu Veka Matrix 70 pvcu cream outside/white inside complete with opening (full) no transom rail	Marl Hill Byre Easington Road Cow Ark	The proposal would be unduly harmful to the character and significance of the listed building because the incorporation of UPVC window frames to the historic agricultural openings at the front elevation of the former barn would be conspicuous, incongruous and intervisible with the principal listed building.
3/2010/0172/P	Proposed garden room extension to south-east elevation	Lambing Clough Barn Lambing Clough Lane Hurst Green	G1, ENV3 & H17 – Detrimental impact upon the traditional character of the barn to the visual detriment of the Open Countryside.

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SECTION 106 APPLICATIONS

<b><u>Plan No:</u></b>	<b><u>Proposal/Location:</u></b>	<b><u>Progress:</u></b>
	None	

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AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL BE NECESSARY**

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0240/P	Proposed agricultural building for storage of animal feed and seasonal machinery	Pillings Farm Grindleton Road West Bradford

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CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2009/0836/P	Certificate of Lawfulness from agricultural grazing land to organic growing of soft fruit and vegetables for own consumption	Waddow Lodge Clitheroe Road Waddington
3/2010/0101/P	Application for a lawful development certificate for a proposed side utility room extension	4 Whalley Road Langho
3/2010/0192/P	Application for a Lawful Development Certificate for a proposed single storey extension at the rear	18 Stubbins Lane Sabden
3/2010/0206/P	Application for a Lawful Development Certificate for a proposed single storey rear extension	Rosemount 2 Sunnyside Avenue Ribchester
3/2010/0212/P	Application for a Lawful Development Certificate for a proposed garden room	Patchwork Cottage Mount Pleasant Townend, Slaidburn

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APPLICATIONS WITHDRAWN

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2008/0779/P	Installation of a 10kw wind powered generator on a 12m freestanding column and associated switchgear building (flat roof domestic garden shed)	Field of East Cuttock Clough Barn Slaidburn Road Waddington
3/2010/0032/P	One sign comprising non-illuminated internally applied vinyl graphics	40 King Street Whalley

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APPEALS UPDATE

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/ Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2009/0352 D	2.11.09	Mr H Berry Retention of agricultural workers dwelling and residential curtilage for temporary period of three years Lower Monubent Farm, Hellifield Road Bolton-by-Bowland	Hearing	Hearing – held 4 May 2010	AWAITING DECISION

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/ Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2009/0135 C	22.1.10	Messrs R Wilkinson & Sons Outline application for demolition of existing commercial building and redevelopment of cleared site and adjoining land for residential development comprising 14no. detached dwellings together with garages and gardens Old Manchester Offices Whalley Road Billington	Hearing	Hearing - held 13 April 2010	AWAITING DECISION
3/2009/0945 D	3.2.10	Mr Philip Thompson Install a drop kerb at the property 9 Edisford Road Clitheroe	Householder Appeal	—	APPEAL DISMISSED 30.3.10
3/2009/0951 D	17.3.10	Mrs Julia Eventhall First floor extension above existing kitchen with new window in gable wall and construction of new doorway 13 Main Street Bolton-by-Bowland	Householder Appeal	—	APPEAL ALLOWED 5.5.10



<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/ Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0718 C	31.3.10	Mr Peter Ratcliffe Change of use and conversion of former hotel/restaurant to 6no. dwellings, including partial demolition of existing buildings, alterations, extensions and erection of new garages Former De Tabley Arms Ribchester Road Clayton-le-Dale	Hearing	Hearing – to be held 15 June 2010	
3/2009/1017 D	6.4.10	Mr Andrew Atkinson Proposed erection of an 11kw wind turbine on land approx. 440m NE of the farm buildings Readwood Stables Back Lane, Read	WR	—	Awaiting site visit
3/2009/0752 D	19.4.10	Mr & Mrs D Bowden Detached two storey house and parking in garden area to the rear of Wellsprings House Woodlands Drive Whalley	WR	—	Notification letter sent 23.4.10 Questionnaire sent 28.4.10 Statement to be sent by 28.5.10 Awaiting site visit
3/2010/0027 D	28.4.10	Mr & Mrs Baines Proposed two storey rear extension 2 Cowper Place Sawley	Householder appeal	—	Notification letter 29.4.10 Questionnaire sent 5.5.10 AWAITING DECISION

45 INTENSIVE START UP SUPPORT

The Director of Development Services submitted a report informing Committee on the Pennine Lancashire Start Up programme and its progress so far. He informed Committee that the Consortium of Enterprise Agencies are the organisation delivering business support under the ISUS contract on behalf of Pennine Lancashire and that from January 2010 to April 2010, they had provided

43 planning workshops for businesses and individuals which had been attended by 350 delegates. Since December 2009 64 individuals in the Ribble Valley had received intensive start up support from this programme and this had resulted in seven new business starts. Further workshops to promote the scheme were planned for the Ribble Valley over the next few months.

RESOLVED: That Committee continue to support the intensive start up programme in Pennine Lancashire and Ribble Valley and confirm that £5000 be allocated from the regeneration budget for 2010/11.

46 HIGH SPEED RAILWAY LINES

The Director of Development Services submitted a report informing Committee of the latest position regarding the development of high speed rail links between London, the Midlands and the North. It also asked Committee to consider a resolution made by Pendle Borough Council on the issue. He highlighted several issues in the resolution that he felt could not be supported by this Council. In particular, a passing loop at Darwen rather than double tracking and the priority given to the reinstatement of the railway line between Colne and Skipton.

Councillor Ranson was given permission to speak on this item and expressed concern about these issues.

RESOLVED: That Committee do not support Pendle Borough Council's resolution and write to that Council explaining the reasons for that decision.

47 HOUSING LAND AVAILABILITY

The Director of Development Services submitted a report informing Committee on the most recent results of the Housing Land Availability survey.

RESOLVED: That the report be noted.

48 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT QUARTER 1 JANUARY TO 31 MARCH 2010

The Director of Development Services submitted a statistical account of planning applications, appeals and enforcement notices for the quarter relating to 1 January to 31 March 2010.

RESOLVED: That the report be noted.

49 PLANNING APPLICATION/ENFORCEMENT STATISTICS REPORT 1 APRIL 2009 TO 31 MARCH 2010

The Director of Development Services submitted a statistical account of planning applications, appeals and enforcement notices relating to the year from 1 April 2009 to 31 March 2010. This gave a better overall picture of the issues covered.

RESOLVED: That the report be noted.

## APPEALS

- a) 3/2009/0383/P & 3/2009/0384/P – Refusal of planning permission and listed building consent for first floor extension to form bedrooms and associated works at The Spread Eagle Hotel, Sawley. Appeals dismissed.
- b) 3/2009/0945/P – Refusal to grant planning for the installation of a drop kerb at 9 Edisford Road, Clitheroe. Appeal dismissed.

The meeting closed at 8.55pm.

If you have any queries on these minutes please contact Stewart Bailey (414491).